

171.0

0004

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

964,600 / 964,600

USE VALUE:

964,600 / 964,600

ASSESSED:

964,600 / 964,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		CLAREMONT AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PUSTEJOVSKY JAMES D	
Owner 2:	
Owner 3:	
Street 1: 59 CLAREMONT AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: PUSTEJOVSKY JAMES D & JOHN/TRS -	
Owner 2: CATHIE A MARQUEE TRUST -	
Street 1: 59 CLAREMONT AVE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .266 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1906, having primarily Wood Shingle Exterior and 2056 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.	

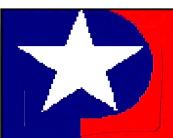
OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11568	Sq. Ft.	Site			0	70.	0.66	8									536,928							536,900

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11568.000	427,700		536,900	964,600		113567
							GIS Ref
							GIS Ref
							Insp Date
							07/31/18



## USER DEFINED

Prior Id # 1:	113567
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	16:36:34
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	427,700	0	11,568.	536,900	964,600		Year end	12/23/2021
2021	101	FV	415,300	0	11,568.	536,900	952,200		Year End Roll	12/10/2020
2020	101	FV	415,200	0	11,568.	536,900	952,100		952,100 Year End Roll	12/18/2019
2019	101	FV	315,400	0	11,568.	536,900	852,300		852,300 Year End Roll	1/3/2019
2018	101	FV	325,600	0	11,568.	475,600	801,200		801,200 Year End Roll	12/20/2017
2017	101	FV	325,600	0	11,568.	398,900	724,500		724,500 Year End Roll	1/3/2017
2016	101	FV	325,600	0	11,568.	398,900	724,500		724,500 Year End	1/4/2016
2015	101	FV	308,600	0	11,568.	345,200	653,800		653,800 Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PUSTEJOVSKY JAM	69134-87		4/13/2017	Convenience		1	No	No	
PUSTEJOVSKY JAME	66890-97		3/4/2016	Convenience		1	No	No	
PUSTEJOVSKY JAME	66870-36		3/1/2016	Convenience		1	No	No	
PUSTEJOVSKY JAM	55015-193		7/20/2010	Convenience		99	No	No	Cathie Ann Marqusee d.o.d. 9/15/2015 bk 66870
PUSTEJOVSKY JAM	55015-176		7/20/2010	Convenience		99	No	No	
PUSTEJOVSKY JAM	43675-401		9/8/2004	Convenience		99	No	No	
	20226-195		11/1/1989		323,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/16/2005	407	Addition	150,000			G7	GR FY07		7/31/2018	Inspected	CC	Chris C
8/19/1998	596	Manual	7,500					REROOF	6/7/2018	MEAS&NOTICE	BS	Barbara S
									10/31/2008	Meas/Inspect	189	PATRIOT
									4/20/2006	Permit Visit	BR	B Rossignol
									2/10/2000	Inspected	276	PATRIOT
									12/23/1999	Mailer Sent		
									12/21/1999	Measured	243	PATRIOT
									7/21/1993		MF	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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**EXTERIOR INFORMATION**

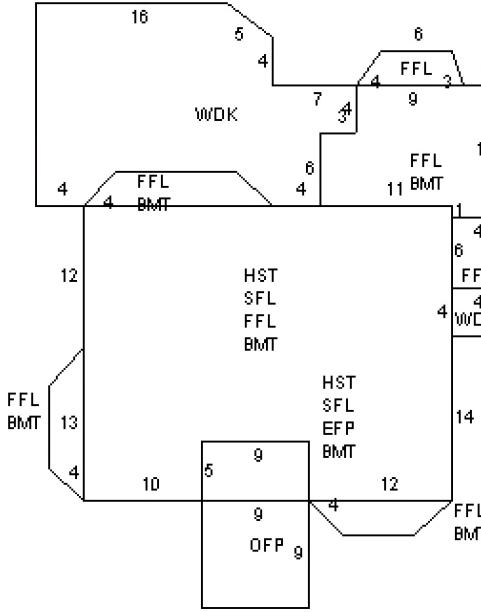
Type:	6 - Colonial	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	ROSE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1906
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION****PHYSICAL****FUNCTIONAL****ECONOMIC****SPECIAL****OVERRIDE**

Phys Cond: GD - Good

Functional:

Economic:

Special:

Override:

18. %

%

%

%

%

**REMODELING****EXTERIOR****INTERIOR****ADDITIONS****KITCHEN****BATHS****PLUMBING****ELCTRIC****HEATING****GENERAL****RES BREAKDOWN****NO UNIT****RMS****BRS****FL**

1 9 3

**TOTALS**

1 9 3

**CALC SUMMARY**

Basic \$ / SQ: 130.00

Size Adj.: 1.13331413

Const Adj.: 1.00739920

Adj \$ / SQ: 148.421

Other Features: 107722

Grade Factor: 1.10

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 525427

Depreciation: 97729

Depreciated Total: 427697

**COMPARABLE SALES**

Rate      Parcel ID      Typ      Date      Sale Price

WtAv\$/SQ:      AvRate:      Ind.Val

Juris. Factor:      Before Depr: 163.26

Special Features: 0      Val/Su Net: 116.48

Final Total: 427700      Val/Su SzAd: 196.87

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	1,010	148.420	149,905	HST	100	UNF		30	C
BMT	Basement	1,008	44.530	44,883						
SFL	Second Floor	775	148.420	115,026						
HST	Half Story	388	130.610	50,612						
WDK	Deck	365	8.800	3,214						
OPF	Open Porch	81	37.140	3,009						
EFP	Enclos Porch	45	73.140	3,291						
Net Sketched Area: 3,672				Total: 369,940						
Size Ad	2172.5	Gross Area	4059	FinArea	2056					

**IMAGE****MOBILE HOME**

Make:      Model:      Serial #:      Year:      Color:

**SPEC FEATURES/YARD ITEMS**

Code      Description      A      Y/S      Qty      Size/Dim      Qual      Con      Year      Unit Price      D/S      Dep      LUC      Fact      NB Fa      Appr Value      JCod JFact      Juris. Value

2      Frame Shed      D      Y      1 8X10      A      AV      1990      0.00 T      23.2      101

**PARCEL ID**

171.0-0004-0005.0

**AssessPro Patriot Properties, Inc**